

February 7, 2007

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held February 7, 2007. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa  
Planning Board Chairman

SJK:mn  
Encl.

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventh day of February 2007, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED:

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: George Pease, Asst. Building & Zoning Inspector  
Robert Harris, Engineering Consultant - Wm. Schutt & Associates  
John Dudziak, Deputy Town Attorney  
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:32 PM.

**PLEDGE OF ALLEGIANCE**

Motion was made by Michael Myszka to approve the minutes from the January 17, 2007 Planning Board Meeting. Motion was seconded by Steven Socha and unanimously carried.

**COMMUNICATIONS -**

## ACTION ITEMS -

SITE PLAN REVIEW-B&D CONCRETE CORPORATION, SOUTH SIDE OF LANCASTER PARKWAY, EAST OF PAVEMENT ROAD. THREE BUILDINGS: 2 @ 6,000 SQUARE FEET AND ONE BUILDING @ 7,200 SQUARE FEET. PROJECT NO. 1018. CONTACT PERSON: JIM SLOWINSKI

Susan King, King Consulting Engineers and Jim Slowinski, owner, presented to the Planning Board the site plan for the proposed three-building project located in the Lancaster Industrial Complex on the south side of Lancaster Parkway, east of Pavement Road. Ms. King told the Planning Board that the 7,200 sq. ft. building will be constructed immediately. It will be used for storage and supplies. There will be a lavatory and possibly a shower. There will be no office space in the building. The two remaining buildings, which will be used for expansion or rental space, will be built as part of a 2-4 yr. phased plan. Chair Keysa told the applicant that site plan approval covers a 2-year period, after which time the applicant will need to obtain an extension for the site plan from the Town Board. All three buildings will be constructed of pre-fab metal. Each building will have five bays with overhead doors and man doors. No floor drains will be installed. All overhead doors will face the interior of the project. Man doors will be placed on each side of the buildings except the back. There will be wall pack lighting on the buildings facing downward. A small sign will be placed on the building. The site plan does not show a dumpster. The small amount of garbage generated will be taken home. Drainage - Soil is to be checked as each building is built. Landscaping - Ms. King told the Planning Board that a revised landscaping plan has been submitted to Crew Chief Terrence McCracken and has been approved. The Planning Board stated that copies of the revised site plan will need to be provided to the Building Dept. for distribution.

## DETERMINATION

Based on the information presented to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the condition that copies of the revised site plan are to be provided to the Building Dept. for distribution. Motion seconded by John Gober and unanimously carried.

SITE PLAN REVIEW - DOODLE BUGS CHILD CARE & PRESCHOOL CENTER, NORTH SIDE OF REHM ROAD, EAST OF TRANSIT ROAD. 11,3000 SQUARE FOOT BUILDING. PROJECT NO. 6131 CONTACT PERSON: ROBERT J. BLOOD, RLA OF LAUER-MANGUSO & ASSOC. ARCHITECTS

Robert Blood, Landscape Architect and Anthony Insinna, owner of Doodle Bugs Child Care & Preschool Center, presented to the Planning Board the site plan for the proposed 11,300 sq. ft. building on Rehm Road off of the private road to the TOPS Plaza. Mr. Insinna stated that a permanent easement has been agreed to with the Hillview Baptist Church and will be signed over at the property closing. The site plan shows parking along the front and side of the building with a crosswalk for van drop-off. Vans will be limited to the 14-seat type. The site plan also shows a fenced-in playground area, a 3-ft. high berm along the property between this project and the adjoining residence, and a screened dumpster. The fence along the back of this property will be a board on board. Mr. Blood told the Planning Board that the building will have a sprinkler system. Hours of operation will be 6:30AM to 6:30PM, Monday through Friday. Lighting - The plan shows four light standards that will not exceed 15 feet with flatlenses. The building will also have wall-pack lights. Drainage - The site plan shows two dry basins. Sewers for this facility will tie into the existing system. Flow testing for the sprinklers and the hydrant needs to be completed by Erie County Water Authority . Response to drainage issues letter will be looked over Town Engineer Robert Harris. Sign - The site plan shows a 10-ft. high pole sign which will be illuminated. There was some discussion regarding the height and size of the sign.

Councilmember Donna Stempniak, Member Anderson, and Member Socha stated that they did not feel that it was necessary for the sign to be 10 feet high. They suggested a smaller sign, preferably a ground sign. Mr. Blood stated that according to the Building Dept., a ground sign would require a setback variance. The Planning Board stated that the sign should not be illuminated between the hours of 8:00PM to 6:00AM. Following a brief discussion, Chair Keysa asked the Planning Board for their preference. Five Planning Board members preferred the sign as shown on the site plan, two members were not in favor of the sign as shown on the site plan. Member Socha stated that although he liked the overall project, he felt that there was a better way to do the sign for the project.

Landscaping - A landscape plan for this project must be submitted to Crew Chief Terrence McCracken for approval.

## DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the site plan to the Town Board with the following conditions: 1.) Subject to Erie County Water Authority flow test for sprinkler system and hydrant. 2.) Approval of revised drainage plan by Town Engineer Robert Harris. Plan must meet standards. 3.) Landscape plan to be approved by Crew Chief Terrence McCracken. 4.) Sign is not to be illuminated between the hours of 8:00PM to 6:00AM. Motion seconded by John Gober and duly carried by a vote of 6 ayes and 1 nay (Member Anderson).

PRELIMINARY PLAT PLAN REVIEW - WAINWRIGHT COURT SUBDIVISION, SOUTH OF WEHRLE DRIVE. 13 SINGLE-FAMILY HOMES. PROJECT NO. 6009. CONTACT PERSON: KENNETH ZOLLITSCH, GREENMAN PEDERSEN, INC.

This project was tabled at the Dec. 21, 2006 Planning Board meeting with 10 issues that needed to be resolved. Kenneth Zollitsch, Greenman Pedersen, presented to the Planning Board the preliminary plat plan for the 13-single family home subdivision south of Wehrle Drive. The following issues were addressed:

1. Provide letter from DDR regarding drainage. DDR (Regal Cinemas) has agreed to acknowledge the drainage situation and will sign letter.
2. Letter needed from US Army Corp of Engineers regarding wetlands. Letter provided by the Army Corp of Engineers stating that wetlands on the site are isolated.
3. Map cover to show 25' easement for possible future waterline. A 25' easement has been added between sublots 9 & 10.
4. Language to be written regarding dry ponds. Restrictive covenant language has been drawn up and provided to Town Attorney Richard Sherwood on 1/5/07. Applicant waiting for his response.
5. Electric lines to be provided underground. Applicant agrees that all utility lines will be placed underground.
6. Large poplar trees near lot #6 need to be removed. Applicant agrees to remove these trees during construction/site clearing.
7. Judiciously clear broken branches on Town right-of-way between subdivision and North Maple Drive. Applicant agrees to clear this area during construction/site clearing.

8. New drawings to be reviewed by Town Engineer Robert Harris. New drawings were provided to Mr. Harris on January 2, 2007. Mr. Harris has reviewed the plans and has no outstanding issues.

9. Lot line markers to be placed at drainage easement locations. Applicant agrees to this condition, which will be completed during site construction.

10. Restrictive covenants to be approved by Town Attorney. Restrictive covenant language was provided to Town Attorney Richard Sherwood on 1/5/07. Applicant waiting for his response.

It was also stated by the Planning Board that easements must be reflected on property deeds.

The Planning Board stated that an agreement will be needed with the Town of Lancaster regarding an easement for underground placement of the current overhead utilities.

#### DETERMINATION

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the preliminary plat plan to the Town Board with the following conditions: 1.) All easements must be reflected on property deeds. 2.) Agreement with Town regarding easement will be necessary for underground placement of the current overhead utilities. Motion seconded by Michael Myszkas and duly carried by a vote of six ayes and one nay (Member Anderson).

SUBDIVISION SKETCH PLAN - PLEASANT MEADOWS-PHASE IV, WEST OF JUNIPER BLVD., SOUTH SIDE OF PLEASANTVIEW DRIVE. 7 SINGLE-FAMILY LOTS. PROJECT NO. 1004. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN, INC.

William Tuyn, Greenman-Pedersen, Inc., presented to the Planning Board the subdivision sketch plan for Pleasant Meadows-Phase IV. The 7 single-family lot phase of the subdivision will be located on the south side of Pleasantview Drive, west of Juniper Boulevard. The Planning Board asked whether the map cover for this entire project has been redone showing the correct filing phases. Mr. Tuyn stated that discussions are still ongoing with the Town Attorney, Town Clerk and Marrano Marc Equity.

#### DETERMINATION

Based on the information presented to the Planning Board, Michael Myszkas made a motion to recommend approval of the subdivision sketch plan to the Town Board with the condition that an agreement must be reached with the Town Attorney and the Town Engineer regarding the project filing name. Motion seconded by Steven Socha and unanimously carried.

SUBDIVISION SKETCH PLAN - PLEASANT MEADOWS-PHASE V, WEST OF JUNIPER BLVD., SOUTH SIDE OF PLEASANTVIEW DRIVE. 61 SINGLE-FAMILY LOTS. PROJECT NO. 1005. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN, INC.

William Tuyn, Greenman-Pedersen, Inc., presented to the Planning Board the subdivision sketch plan for Pleasant Meadows-Phase V. The 61 single-family lots zoned R-1 are located west of Juniper Blvd., on the south side of Pleasantview Dr. The Planning Board stated that the correct project filing name needs to be determined.

#### DETERMINATION

Based on the information presented to the Planning Board, John Gober made a motion to recommend approval of the subdivision sketch plan to the Town Board with the condition that an agreement must be reached with the Town Attorney and the Town Engineer regarding the project filing name. Motion seconded by Lawrence Korzeniewski and unanimously carried.

SUBDIVISION SKETCH PLAN - PLEASANT MEADOWS-PHASE VI, WEST OF JUNIPER BLVD., NORTH OF SENECA PLACE. 41 SINGLE-FAMILY LOTS. PROJECT NO. 1006. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN, INC.

William Tuyn, Greenman-Pedersen, Inc., presented to the Planning Board the subdivision sketch plan for Pleasant Meadows-Phase VI. The 41 single-family lots zoned R-2 are located west of Juniper Boulevard, north of Seneca Place. Mr. Tuyn told the Planning Board that the spine road for this entire project will be completed when the water connection to Walden Avenue is complete. The Planning Board stated that the correct project filing name needs to be determined.

#### DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to recommend approval of the subdivision sketch plan to the Town Board with the condition that an agreement must be reached with the town Attorney and the Town Engineer regarding the project filing name. Motion seconded by John Gober and duly carried by a vote of six ayes and one nay (Member Anderson).

SUBDIVISION SKETCH PLAN - PLEASANT MEADOWS-PHASE VII, EAST OF TRACEWAY, WEST OF JUNIPER BLVD. 47 SINGLE-FAMILY LOTS. PROJECT NO. 1007. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN, INC.

William Tuyn, Greenman-Pedersen, Inc., presented to the Planning Board the subdivision sketch plan for Pleasant Meadows-Phase VII. The 47 single-family lots zoned R-2 are located east of Traceway, west of Juniper Boulevard. The Planning Board stated that the correct project filing name needs to be determined.

#### DETERMINATION

Based on the information presented to the Planning Board, Michael Myszka made a motion to recommend approval of the subdivision sketch plan to the Town Board with the condition that agreement must be reached with the Town Attorney and the Town Engineer regarding the project filing name. Motion seconded by Lawrence Korzeniewski and unanimously carried.

OTHER MATTERS -None

At 9:03PM Lawrence Korzeniewski made a motion to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.